

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 23, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

- A. Approval of meeting minutes from the workshop and regular meetings on September 18, 2008.**

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

5. Rezoning RZ08-19: S.O.S. Ministries, Inc.

M. Zimmermann

A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Mixed Use District (PD-M) on 20.61 acres of vacant and out of Zeno Phillips League, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF A CONDITIONAL USE PERMIT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 6. Conditional Use Permit CU08-10: Burton Creek Development, Ltd. M. Zimmermann**
A request for approval of a Conditional Use Permit to allow to allow nine clusters of townhouses on property in a Residential District – 5000 (RD-5), specifically on 6.7 acres of vacant land out of John Austin Survey, A-2 located northeast from the intersection of Ella Lane and Peterson Way, north of Red River Drive in Bryan, Brazos County, Texas in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 7. Planning Variance PV08-30: Andres Martinez J. Fulgham**
A request for approval of a 10-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts of Bryan, to legitimize previous construction of a carport that extends within 15 feet from the front property line on property at 4102 Meadowbrook Drive between Green Valley Drive and Oak Cliff Circle, specifically occupying Lot 2 in Block 8 of Wheeler Ridge Subdivision – Phase 1 in Bryan, Brazos County, Texas.

- 8. Planning Variance PV08-32: Tammisha Farmer R. Haynes**
A request for approval of a 4.5-foot variance from the minimum 7.5-foot side building setback generally required on lots in residential zoning districts of Bryan, to legitimize previous construction of a carport that extends within 3 feet of the northwest (side) property line on property located at 910 South Gordon Street between East 33 Street and Woodland Drive, occupying the northeast 26.05 feet of Lot 13 and all of Lot 14 in Block 3 of Cavitt's Southmore Addition in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF STREET OR ALLEY ABANDONMENTS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

- 9. Alley Abandonment AC08-04: Block 152 Bryan Original Townsite R. Haynes**
A request to abandon a 20-foot wide and 100-foot long segment of alley right-of-way in Block 152 of the Bryan Original Townsite extending north from West 14th Street between North Parker and North Sims Avenues in Bryan, Brazos County, Texas.

10. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, November 6, 2008 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.